

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Dallas, Dallas County, on US 75, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 2408, at Page 453, of the Deed Records of Dallas County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

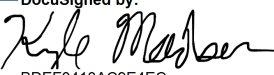
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Crew of Two LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$296,540.

The commission finds \$296,540 to be a fair and reasonable value of the state's right, title, and interest in the tract.


IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Crew of Two LLC, a Texas limited liability company, for \$296,540; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

0F1B35AE191749F

Executive Director

116043 June 30 2021

| | |
|------------------|----------------|
| Minute Number | Date Passed |
|------------------|----------------|

EXHIBIT "A"
TRACT 1
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 0.3404 ACRE TRACT OF LAND SITUATED IN THE DAVID BARROW SURVEY, ABSTRACT NO. 177, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.431 ACRE TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 2408, PAGE 453, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.); SAID 0.3404 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "PACHECO" FOUND FOR THE POINT OF CURVATURE IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, FORMERLY KNOWN AS OLD U.S. HIGHWAY 75 (A VARIABLE WIDTH RIGHT-OF-WAY) AND IN THE EASTERLY LINE OF LOT 2, BLOCK 1/7524 OF LAKE HIGHLANDS FAMILY YMCA, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2000040, PAGE 1119, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T), SAID POINT HAVING STATE PLANE GRID COORDINATES OF NORTHING = 7,016,832.59, EASTING = 2,506,047.59;

THENCE SOUTH 29°21'01" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE, A DISTANCE OF 37.34 FEET TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREENVILLE AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD GREENVILLE ROAD (A CALLED 50 FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 71°20'50" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OLD GREENVILLE ROAD, A DISTANCE OF 42.07 FEET TO A POINT;

THENCE SOUTH 18°39'10" EAST DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID OLD GREENVILLE ROAD, A DISTANCE OF 37.96 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING** BEING IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD GREENVILLE ROAD AND THE NORTHERLY LINE OF SAID 0.431 ACRE TRACT OF LAND, AND FROM WHICH THE MOST NORTHERLY CORNER OF SAID 0.431 ACRE TRACT OF LAND BEARS NORTH 68°23'13" EAST, A DISTANCE OF 27.76 FEET, SAID POINT ALSO HAVING STATE PLANE GRID COORDINATES OF NORTHING = 7,016,750.62, EASTING = 2,506,001.57;

- 1.) **THENCE** SOUTH 29°13'02" WEST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD GREENVILLE ROAD OVER AND ACROSS SAID 0.431 ACRE TRACT OF LAND WITH THE NEW RIGHT-OF-WAY LINE, A DISTANCE OF 211.07 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTHERLY LINE OF SAID 0.431 ACRE TRACT OF LAND, AND BEING IN THE NORTHERLY LINE OF A CALLED 0.576 ACRE TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 2408, PAGE 451, D.R.D.C.T., AND FROM WHICH THE MOST SOUTHERLY CORNER OF SAID 0.431 ACRE TRACT OF LAND, AND THE MOST EASTERLY CORNER OF SAID 0.576 ACRE TRACT OF LAND BEARS SOUTH 45°29'21" EAST, A DISTANCE OF 18.22 FEET;
- 2.) **THENCE** NORTH 45°29'21" WEST, ALONG THE COMMON LINE OF SAID 0.431 ACRE TRACT OF LAND AND SAID 0.576 ACRE TRACT OF LAND, A DISTANCE OF 145.79 FEET TO A PK NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE MOST WESTERLY CORNER OF SAID CALLED 0.431 ACRE TRACT AND THE MOST NORTHERLY CORNER OF SAID 0.576 ACRE TRACT OF LAND;
- 3.) **THENCE** NORTH 68°23'13" EAST, ALONG THE NORTHERLY LINE OF SAID 0.431 ACRE TRACT OF LAND AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD GREENVILLE ROAD, A DISTANCE OF 222.65 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 14,827 SQUARE FEET, OR 0.3404 ACRES OF LAND, MORE OR LESS.

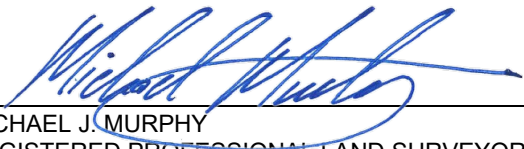
COUNTY: DALLAS
HIGHWAY: OLD US 75
RCSJ: 0047-07-008

DATE: MARCH 4, 2021
PAGE: 2 OF 3

BEARINGS CALLED FOR HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 0.999863513.

NOTE:

REFERENCED ON TXDOT MAPSHEET 3/2
U.S. HIGHWAY NO. 75, DALLAS COUNTY
FROM: DALLAS TO COLLIN CO. LINE
RCSJ 0047-07-008
DATED: DECEMBER 1941



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5724
STANTEC CONSULTING SERVICES, INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
(972) 991-0011
MIKE.MURPHY2@STANTEC.COM
TBPELS # F-6324 & 10194488

03-04-2021
DATE

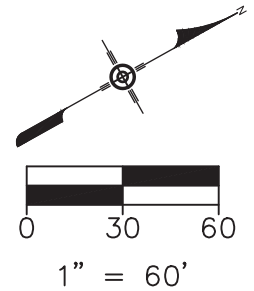


SECOND INSTALLMENT
NORTHWOOD ESTATES ADDITION
VOL. 30, PG. 67, M.R.D.C.T.

COUNTY: DALLAS
HIGHWAY: OLD US 75
RCSJ: 0047-07-008

LEGEND

| | |
|--------------|--|
| CIRS | 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED) |
| PKS | PK NAIL WITH WASHER STAMPED "STANTEC" SET |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCING |
| BC | BACK OF CURB |
| (CM) | CONTROLLING MONUMENT |
| VOL., PG. | VOLUME, PAGE |
| SQ. FT. | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |



LOT 2

LOT 12
BLOCK 1/7523

10' ALLEY
VOL. 30, PG.
67, M.R.D.C.T.

LOT 1
BLOCK 19/7522

WESTFIELD DRIVE
(50' R.O.W.)

OLD GREENVILLE ROAD
(CALLED 50' PUBLIC R.O.W.)

CALLED 0.576 ACRE
(PARCEL 3-1)
STATE OF TEXAS
VOL. 2408, PG. 451
D.R.D.C.T.

DAVID BARROW SURVEY
ABSTRACT NO. 177

N 45°29'21" W 145.79'

CALLED 0.431 ACRE
(PARCEL 4-1)
STATE OF TEXAS
VOL. 2408, PG. 453
D.R.D.C.T.

TRACT 1
0.3404 ACRES
(14,827 SQ. FT.)

OLD GREENVILLE ROAD
(CALLED 50' PUBLIC R.O.W.)
N 68°23'13" E 222.65'

S 18°39'10" E 37.96'

LOT 2, BLOCK 1/7524
LAKE HIGHLANDS FAMILY
YMCA ADDITION
VOL. 2000040, PG. 1119
O.P.R.D.C.T.

N = 7,016,832.59
E = 2,506,047.59

POC

S 71°20'50" W 42.07'

POB

N = 7,016,750.62
E = 2,506,001.57

1/2" CIRF
"PACHECO"
S 29°21'01" W 37.34'

NEW R.O.W. LINE ORIGINAL R.O.W. LINE

CALLED 0.068 ACRE
(PARCEL 3 - TRACT 1)
STATE OF TEXAS
VOL. 2418, PG. 340
D.R.D.C.T.

CALLED 0.058 ACRE
(PARCEL 4)
STATE OF TEXAS
VOL. 2418, PG. 344
D.R.D.C.T.

GREENVILLE AVENUE
(FORMERLY KNOWN AS OLD U.S. HIGHWAY 75)
(VARIABLE WIDTH R.O.W.)



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EXHIBIT "A"

TRACT 1
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 0.999863513.



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